

STATE OF TEXAS           §  
COUNTY OF COLLIN §

**BEGINNING** at a 1/2" iron rod with a plastic cap stamped "RPLS 5686" found for the southeasterly corner of said Lot 7, same being the most southerly corner of Lot 2, Block A, of **S.H. 121 AND INDEPENDENCE RETAIL**, an addition to the City of Frisco, as recorded in Volume 2011, Page 107, M.R.C.C.T., said corner also being in the northwesterly monumented line of State Highway No. 121;

North 19°22'34" West, a distance of 83.30' to an "X" cut in concrete found;

North 56°08'20" West, a distance of 94.16' to an "X" cut in concrete found;

THENCE along the common line between said Lot 2 and Lot 7, the following courses and distances:

North 63°51'40" East, a distance of 190.22' to a 1/2" iron rod found for the northeasterly corner of said Lot 7;

South 26°08'20" East, a distance of 163.68' to an "X" cut in concrete found

South 19°22'34" East, a distance of 86.99' to the **POINT OF BEGINNING** and containing 39,880 square feet or 0.915 acres of land, more or less.

THAT, Independence 121 Medical Park, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as the **FINAL PLAT OF S.H. 121 AND INDEPENDENCE RETAIL BLOCK A, LOT 7**, an addition to the City of Frisco, Texas do hereby, dedicate to the public use forever, the streets and alleys shown thereon.

That, Independence 121 Medical Park, LLC, does herein certify the following:

1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. All fence lines, easements, or improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any utility structures, trees, shrubs, plants, or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, repairing, and removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.

The undersigned covenants to agree that the access easement(s) may be utilized by any person or the City of Frisco for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, police and emergency use in, along, upon and across said premises with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress and regress in, along upon and across said premises.

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he/she shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. Maintenance of pavement in accordance with City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This Plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Independence 121 Medical Park, LLC

By: Jerry Huffman – Managing Member

STATE OF TEXAS                   §  
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BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jerry Huffman, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

Notary Public, State of Texas

Kimley-Horn  
106 West Louisiana Street  
McKinney, Texas 75069  
Phone: (469) 301-2582  
Contact: Eric Jeske

Independence 121  
Medical Park, LLC  
5880 Ashmill Drive, Suite 100  
Plano, Texas 75024  
Contact: Jerry Huffman

North Texas Surveying, LLC  
1010 West University Drive  
McKinney, Texas 75069  
(469) 424-2074  
[www.northtexassurveying.com](http://www.northtexassurveying.com)  
Firm Registration No. 10074200  
Contact: Chad Holcomb

1. Bearings are based on the plat of **S.H. 121 AND INDEPENDENCE RETAIL**, on addition to the City of Frisco, as recorded in Volume 2010, Page 363, Map Records, Collin County, Texas.
2. The surveyor has relied on the herein described subject plot with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. According to the Flood Insurance Rate Maps of Collin County, Texas, Map No. 480805C360J and 4805C380J, Map Revised June 02, 2009, the herein described property is located in Zone "X", as determined by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
4. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

Easement Curve Data					
Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	20.00'	31.42'	90°00'00"	S25°37'26"W	28.28'
C2	20.00'	23.52'	67°22'06"	S75°41'31"E	22.18'
C3	20.00'	33.78'	96°45'46"	N22°14'33"E	29.90'
C4	44.00'	74.31'	96°45'46"	N22°14'33"E	65.79'
C5	20.00'	31.42'	90°00'00"	N71°08'20"W	28.28'
C6	44.00'	35.83'	46°39'20"	N48°29'00"W	34.85'
C7	20.00'	31.42'	90°00'00"	S18°51'40"W	28.28'

Approved this the \_\_\_\_\_ day of \_\_\_\_\_ 2016, by the Planning  
& Zoning Commission, City of Frisco, Texas.

\_\_\_\_ Planning &amp; Zoning Commission Chair

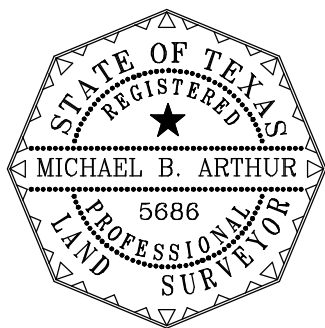
\_\_\_\_\_  
Planning & Zoning Commission Secretary

\_\_\_\_ City Secretary

That I, Michael B. Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Michael B. Arthur  
Registered Professional Land Surveyor  
Texas Registration No. 5686

Date: \_\_\_\_\_



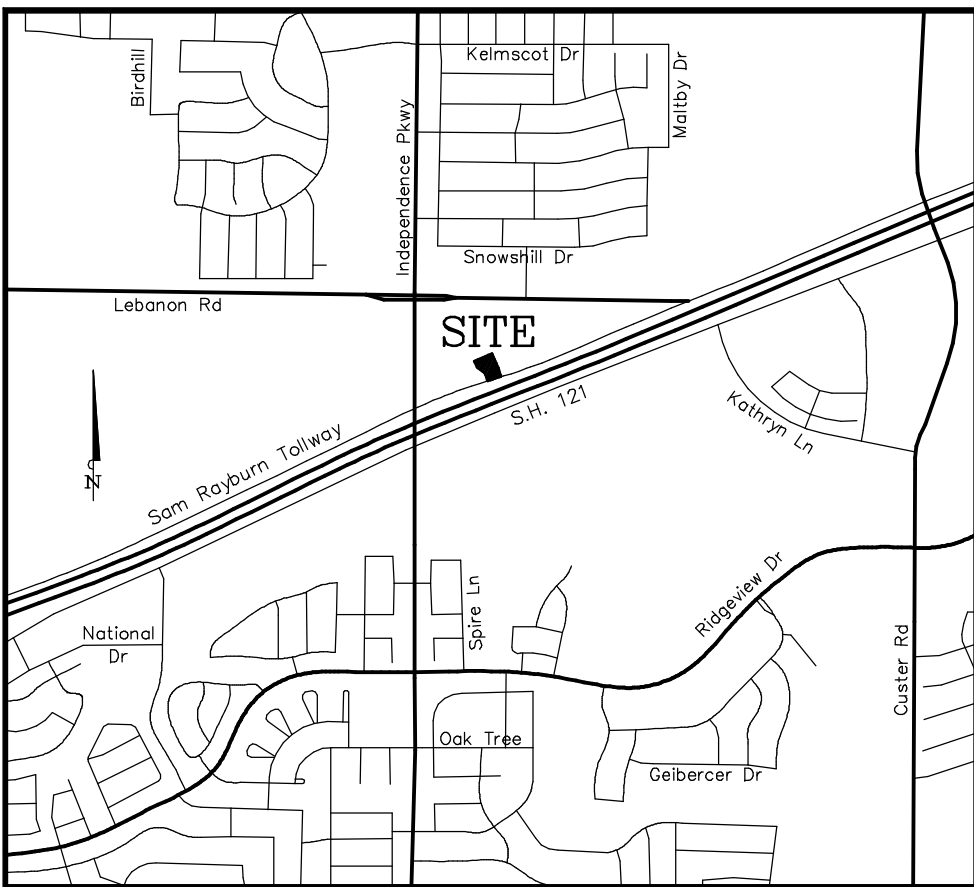
STATE OF TEXAS       §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas

I.R.F. = Iron Rod Found  
(C.M.) = Controlling Monument  
I.R.S. = 1/2" iron rod with yellow plastic cap  
          stamped "RPLS 5686" set  
M.R.C.C.T. = Map Records, Collin County, Texas  
D.R.C.C.T. = Deed Records, Collin County, Texas  
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

VICINITY MAP  
(not to scale)